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THE ANDHRA PRADESH GAZETTE

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NOTIFICATIONS BY GOVERNMENT

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APCRDA – POLICY IN REGARD TO CADASTRAL CORRECTIONS IN NOTIFIED MASTER PLAN (MP) / ZONAL DEVELOPMENT PLAN (ZDP) / GENERAL TOWNPLANNING SCHEME (GTPS)

[CRDA-11024/6/2017-BI2-PLNG-APCRDA, dated. 03/07/2017]

PUBLIC NOTICE

Standing orders on Change of Land Use (CLU) policy in APCRDA region was approved in the Executive Committee meeting of APCRDA on 3rd March, 2016. Accordingly CLU policy was notified in AP Extraordinary Gazette No. 138, Hyderabad, Thursday, 31st March, 2016. To supplement the above policy, a policy regarding cadastral corrections in MP / ZDP / GTPS in APCRDA region was approved in the 14th Executive Committee meeting of APCRDA held on 6th June, 2017. In future, all cadastral correction proposals in this region are dealt with accordingly.

Policy in regard to Cadastral Corrections in notified MP/ZDP/GTPS in APCRDA region as approved in Executive Committee of APCRDA on 6th June, 2017.

1. General
   i) Policies and proposals within the Master Plan represent the intention of the Authority. It is appropriate and necessary that the Master Plan be reviewed and amended regularly to ensure that it continues to represent community standards and values.

ii) The MP/ZDP/GTPS were prepared at a smaller scale on different platforms like GIS / CAD etc,. All these MP/ZDP/GTPS have cadastral layers according to the revenue maps available at that point of time.
iii) It was observed that, there were a few discrepancies in cadastral data in notified plans in deviation to the actual cadastral data i.e. FMB's and village maps. Hence, to remove the anomalies / errors, if any, in the cadastral data notified in the plans, a need was felt to evolve a policy.

2. Criteria

i) Any applicant may request APCRDA to remove the anomalies in cadastral data notified in the plans with reference to the existing revenue data.
ii) APCRDA on its own or on the directions of AP Government may take necessary action in removing the anomalies regarding cadastral data in between cadastral data shown in notified plans and actual cadastral data as per revenue records.

3. Procedure

i) Basically land use notified shall not be changed. Change in the land use as a consequence to the changes made in the cadastral data shall be mentioned.
ii) For any corrections in the plan the basic authenticated revenue data shall be taken into account. The basic data includes R.S.R, F.M.B and village map.
iii) The planning team, after receiving an application from the public to remove the anomalies in the cadastral data notified in the plans, will prima-facie get the above data through online (Mee Bhoomi) and Geo-referenced latest village maps as available with APCRDA.
iv) On the basis of the above data, GIS team of APCRDA will prepare a revised map / plan and compare the revised plan with the original plan and prepare an excel sheet showing the difference between the two including land use (Survey number wise).
v) Procedure for simple cadastral corrections not affecting land use;
   (a) If there are any missing survey numbers or doubling or duplicacy of survey numbers in the notified plan, the same may be rectified after verifying the revenue data and maps.
   (b) The above corrections or cases need not go to Executive Committee. Because, these are simple cadastral corrections as per data available with APCRDA. Hence, Commissioner, APCRDA is authorized to do such corrections. But records of all such corrections shall be maintained by planning team.
vi) Cadastral Corrections affecting the land use shall be followed the following procedure;
   (a) All applications regarding the cadastral corrections affecting the land use shall be scrutinized and recommended by the following committee/APCRDA officials;
      1. Director - Planning,
      2. Director - Development Promotion,

3. Director – Land,
4. Principal Planner – U.R.P,
5. Assistant Director – Survey & Land Records,
6. GIS Data Manager.

(b) Planning team / Committee should decide to what extent the area is to be revised. In this regard, as far as possible the administrative boundaries and the physical features on the ground, keeping in view the seamless connectivity of road network shall be considered.

(c) Due to change in cadastral data, there is every likelihood that land use, road network etc, may be affected. Hence, it is suggested to notify the Modified Zonal Development Plan (MZDP) as per section 41 of APCRDA act, but without any local body reference.

(d) As per the above, MZDPs are to be notified in two local newspapers for inviting objections & suggestions from the public. Hence, publication charges shall be borne by the applicant. Since, it is only a correction to the notified plan, no other charges shall be collected from the applicant.

(e) If the planning team / Committee thinks that R.S.R, F.M.B and village maps shall be certified by the concerned M.R.O, the same may be sought from M.R.O.

(f) If Commissioner, APCRDA agrees the recommendation of the committee or modification, if any, suggested by the Commissioner, APCRDA, the same shall be put up before the Executive Committee (E.C) of APCRDA for taking a decision.

(g) If approved by the Executive Committee, the same shall be notified in two local newspapers - one in Telugu daily & one in English daily for inviting objections & suggestions from the public for a period of 15 days. If no objections and suggestions are received on or before the above said period, Commissioner, APCRDA may be authorized to issue final orders / proceedings including Gazette notification to be published in A.P Gazette.

S.d/-
Commissioner
APCRDA